

093.0

0006

0015.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
775,700 / 775,700

APPRaised:

775,700 / 775,700

USE VALUE:

775,700 / 775,700

ASSESSED:

775,700 / 775,700


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
42		GORHAM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CLAPHAM MARGARET B/ TRUSTEE
Owner 2:	MARGARET B CLAPHAM TRUST
Owner 3:	

Street 1: 42 GORHAM ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: CLAPHAM MARGARET B -

Owner 2: -

Street 1: 42 GORHAM ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 7,377 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Wood Shingle Exterior and 1808 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7377		Sq. Ft.	Site		0	70.	0.87	5									448,918						448,900	

IN PROCESS APPRAISAL SUMMARY										Legal Description						User Acct			
Use Code										Land Size						60864			
101										Building Value						GIS Ref			
7377.000										Yard Items						GIS Ref			
326,800										Land Value						Insp Date			
448,900										Total Value						08/17/18			
775,700																			
Total Card																			
0.169																			
Total Parcel																			
0.169																			
Source: Market Adj Cost										Total Value per SQ unit /Card:						Land Unit Type:			
429.12										/Parcel: 429.1									

PREVIOUS ASSESSMENT **Parcel ID** 093.0-0006-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	326,900	0	7,377.	448,900	775,800	775,800	Year End Roll	12/18/2019
2019	101	FV	249,500	0	7,377.	455,300	704,800	704,800	Year End Roll	1/3/2019
2018	101	FV	249,000	0	7,377.	339,900	588,900	588,900	Year End Roll	12/20/2017
2017	101	FV	249,000	0	7,377.	307,800	556,800	556,800	Year End Roll	1/3/2017
2016	101	FV	249,000	0	7,377.	295,000	544,000	544,000	Year End	1/4/2016
2015	101	FV	235,000	0	7,377.	250,100	485,100	485,100	Year End Roll	12/11/2014
2014	101	FV	235,000	0	7,377.	237,300	472,300	472,300	Year End Roll	12/16/2013
2013	101	FV	235,000	0	7,377.	225,700	460,700	460,700		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CLAPHAM MARGARE	72296-456	1	3/5/2019	Convenience	99	No	No		
SEIDE VIVIAN	24514-111		5/5/1994		165,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/20/1997	128	Alterati	2,000					ATTIC STAIRCASE

ACTIVITY INFORMATION

Date	Result	By	Name
8/17/2018	Meas/Inspect	BS	Barbara S
4/4/2009	Meas/Inspect	372	PATRIOT
3/25/2009	Measured	197	PATRIOT
11/13/2000	Hearing N/C	201	PATRIOT
3/8/2000	Inspected	264	PATRIOT
1/27/2000	Measured	263	PATRIOT
8/5/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH												
Type: 15 - Old Style				Full Bath: 1	Rating: Average			PDAS OF-SINK IN BMT.																
Sty Ht: 2 - 2 Story				A Bath:	Rating:																			
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average																			
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																			
Frame: 1 - Wood				1/2 Bath:	Rating:																			
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																			
Sec Wall:		%		OthrFix: 1	Rating: Average																			
Roof Struct: 1 - Gable				OTHER FEATURES																				
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1																
Color: BROWN				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O				
View / Desir:				Frl:	Rating:			Other																
GENERAL INFORMATION				WSFlue:	Rating:			Upper																
Grade: C - Average				CONDOS INFORMATION				Lvl 2																
Year Blt: 1924	Eff Yr Blt:			Location:				Lvl 1																
Alt LUC:	Alt %:			Total Units:				Lower																
Jurisdct:	Fact:	.		Floor:				Totals	RMs: 6	BRs: 2	Baths: 1		HB											
Const Mod:				% Own:				REMODELING				RES BREAKDOWN												
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL												
INTERIOR INFORMATION				Phys Cond: GD - Good	18.	%		Interior:	1	6	2													
Avg Ht/FL: STD				Functional:				Additions:																
Prim Int Wall: 2 - Plaster				Economic:				Kitchen:																
Sec Int Wall: 1 - Drywall	50%	%		Special:				Baths:																
Partition: T - Typical				Override:				Plumbing:																
Prim Floors: 3 - Hardwood				Total: 18.6 %				Electric:																
Sec Floors:		%						Heating:																
Bsmnt Flr: 12 - Concrete								General:																
Subfloor:								CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL				
Bsmnt Gar:								Basic \$ / SQ: 130.00	Rate	Parcel ID	Typ	Date	Sale Price											
Electric: 3 - Typical								Size Adj.: 1.23086452																
Insulation: 2 - Typical								Const Adj.: 0.98990101																
Int vs Ext: S								Adj \$ / SQ: 158.396																
Heat Fuel: 2 - Gas								Other Features: 72635																
Heat Type: 1 - Forced H/Air								Grade Factor: 1.00																
# Heat Sys: 1								NBHD Inf: 1.00000000																
% Heated: 100		% AC: 100						NBHD Mod:																
Solar HW: NO		Central Vac: NO						LUC Factor: 1.00																
% Com Wall		% Sprinkled:						Adj Total: 401485																
MOBILE HOME				Make:				Juris. Factor:																
SPEC FEATURES/YARD ITEMS				Model:				Special Features:	0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							
More: N					Total Yard Items:				Total Special Features:						Total:									
PARCEL ID 093-0-0006-0015.0																				IMAGE	AssessPro Patriot Properties, Inc			